

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/43 GRIEVE PARADE ALTONA VIC 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/206 QUEEN STREET ALTONA VIC 3018	\$725,000	02-Jul-23
18 EMU AVENUE ALTONA VIC 3018	\$740,000	15-Jul-23
2/179 CIVIC PARADE ALTONA VIC 3018	-	-

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 August 2023



**2/206 QUEEN STREET ALTONA
VIC 3018**

Sold Price

\$725,000

Sold Date

02-Jul-23

2 2 1

Distance

0.38km



18 EMU AVENUE ALTONA VIC 3018

Sold Price

^{RS} **\$740,000**

Sold Date

15-Jul-23

2 2 1

Distance

0.66km



**2/179 CIVIC PARADE ALTONA VIC
3018**

Sold Price

- Sold Date

-

2 1 1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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